

EVERETT CITY COUNCIL AGENDA ITEM COVER SHEET
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Request for Proposals	_____	Briefing	COUNCIL BILL #	_____
2016-071 for General	_____	Proposed Action	Originating Department	Public Works
Contractor/Construction	_____	Consent	Contact Person	Dave Davis
Management Services for the	X	Action	Phone Number	425-257-8913
Service Center Redevelopment	_____	First Reading	FOR AGENDA OF	Sept. 21, 2016
Project	_____	Second Reading		
	_____	Third Reading		
	_____	Public Hearing		
	_____	Budget Advisory	Initialed by:	
			Department Head	
			CAA	
			Council President	

<u>Location</u>	<u>Preceding Action</u>	<u>Attachments</u>	<u>Department(s) Approval</u>
Pacific Avenue & Cedar Street	Project Briefing August 31, 2016	Request for Proposals Advertisement	Public Works

Amount Budgeted	\$55,900,000	
Expenditure Required	\$55,900,000	Account Number(s):
Budget Remaining	\$55,900,000	Public Works – Fund 401
Additional Required	\$0	

DETAILED SUMMARY STATEMENT:

The Service Center Redevelopment Project meets the criteria established in RCW 39.10.340 for use of the General Contractor/Construction Manager (GC/CM) procedure. The Request for Proposals (RFP) will start the GC/CM selection process. Submittals shall be due at 2:00 PM on Tuesday October 25, 2016. The anticipated date for the final selection of the GC/CM is November 30, 2016.

The RFP will be advertised in the Everett Herald and the Daily Journal of Commerce on September 27, 2016 and October 4, 2016.

A breakdown of the estimated GC/CM cost is as follows:

Maximum Allowable Construction Cost	\$47,000,000
Percent Fee and Specified General Conditions	\$ 3,700,000
Sales Tax	\$ 4,700,000
Total Contract Cost	\$55,400,000
Preconstruction Services	\$ 500,000
Total GC/CM Cost	\$55,900,000

RECOMMENDATION (Exact action requested of Council):

Authorize the advertisement of a Request for Proposals 2016-071 for General Contractor/Construction Management Services for the Service Center Redevelopment Project

City of Everett
Request for Proposals 2016-071
for

**General Contractor/Construction Management (GC/CM) Services for
Service Center Redevelopment Project**

Proposal Submittal Deadline by: October 25, 2016 at 2:00 pm

The City of Everett is soliciting proposals from firms to provide General Contractor/Construction Management (GC/CM) services for the redevelopment of the City's Service Center site.

The alternate public works contracting procedure authorized in state law (RCW 39.10.210 and 39.10.340 through 39.10.410) will be utilized for this Project. Firms with previous general contracting and construction management experience or experience using a similar CM/GM or GMP format are encouraged to submit proposals.

The City will select a GC/CM for this Project using the three step selection process as described in the Request for Proposals (RFP). Upon selection, the contractor will provide construction management services during both a preconstruction period and during construction, and will act as the general contractor during construction.

The estimated Maximum Allowable Construction Cost (MACC) for the Project is \$47,000,000

Obtaining the RFP: Proposal documents are available on the City's website Bid Page at www.everettwa.gov/citybids or by contacting clangstraat@everettwa.gov

Pre-Proposal Meeting: Those interested in finding out more about the Project, the GC/CM selection and contracting process in the State of Washington, and potentially responding to the RFP, are encouraged to attend a Pre-Proposal Meeting and site tour to be held at 3200 Cedar St, Everett, WA 98201 beginning at 10:00 AM (Pacific Time) on October 12, 2016. Both contractors and subcontractors are encouraged to attend.

Questions: All questions regarding this RFP should be addressed in writing by email to Clark Langstraat, RFP Coordinator, at clangstraat@everettwa.gov.

Submission Deadline: All proposals must be received by the City Clerk at 2930 Wetmore Avenue, 1st Floor, Suite 1-A, Everett, WA 98201 no later than October 25, 2016 at 2:00 pm (Pacific Time). Proposals received after the deadline or at any other location will not be considered. The City is not responsible for misdirected mail or failure of a delivery service to deliver the proposal by the deadline. See the RFP for more details on submission of proposals.

The City reserves the right to reject all proposals or parts of proposals as may be in the best interest of the City, and to waive immaterial irregularities in proposals submitted.

Publication date(s):

September 27, 2016 and October 4, 2016

- Seattle Daily Journal of Commerce
- Everett Herald